



City of Rockville
MEMORANDUM

June 9, 2004

TO: HDC

FROM: Judy Christensen, Preservation Planner

SUBJECT: Lincoln Park Map Amendment Recommendation

There are four items in this section to consider in making an HDC recommending of significance and eligibility for historic district to the Mayor and Council. First is the 1991 Maryland Historical Trust Determination of Eligibility Form with National Register eligibility recommended under criteria A, "are associated with events that have made a significant contribution to the broad patterns of our history," and criteria C, "embody the distinctive characteristics of a type, period, or method of construction; represent a significant and distinguishable entity whose components may lack individual distinction."

The second item is the original 1979 Maryland Historical Trust Inventory Form prepared by Sharyn Duffin and Eileen McGuckian that was the basis for the MHT National Register determination. The third item is a map showing the proposed area to recommend to the Mayor and Council for purposes of Map Amendment discussion and consideration. Finally a copy of the March, 2004 Advisory Group Working Draft of the Lincoln Park Neighborhood Plan is provided for your information.

Items one and two should not require explanation, except to note that staff is proceeding with the structural survey and has been working with Sharyn Duffin and collecting oral histories to greatly expand the 1979 MHT Form. An updated form is in progress but not ready for comment.

The map includes all of Lincoln Park and the Lincoln High School property. As you are aware, the land area and boundaries reviewed in the Map Amendment process can be reduced, but not enlarged without starting over. Therefore, the recommendation is to include all Lincoln Park neighborhood property as well as the existing Lincoln High School Historic District as a starting point.

The March 2004 Working Draft has not received final approval from the Lincoln Park Neighborhood Plan Advisory Group. It needs to be introduced to the community for comment

before it goes through the public review and adoption process with the Planning Commission and the Mayor and Council. It will undoubtedly undergo changes before it is adopted.

The Historic Preservation Chapter (attached) recommends, on page 33 and 34, preservation through "National Register listing and a tiered system of a designated historic district that incorporates the best features of a neighborhood conservation district."

The actual boundaries of any local or national districts are as yet undetermined and will be considered and recommended through a series of meetings with staff, the community, and the Historic District Commission. It is anticipated that if all of Lincoln Park is designated as a local historic district, that the existing structures will be evaluated and categorized as landmarks, contributing, or non-contributing resources. Design guidelines for each category will be part of the preservation package and range from standard Secretary of the Interior/ Rockville Guidelines as used in other historic districts to guidelines with far less oversight for non-contributing buildings. The design document will address preservation of overall community character through features such as size of buildings, setbacks, placement on lots, lot coverage and other issues as would be appropriate through a conservation district.

This historic district application is unusual in Rockville in its basis on cultural and social history illustrated through existing buildings and community layout. Most other Rockville historic districts have been delineated by the concentration of similar architectural styles and types of structures, which exemplify the historical significance of a community. The existing historic structures in Lincoln Park are significant for their illustration of the historic development of this community during segregation rather than as a concentration of historic buildings during an architectural period. Due to this unique aspect, staff expects the community to be heavily involved in determining how contributing features of the community, its essential character, so to speak, can be preserved and how.

The Map Amendment for preservation will be part of the Neighborhood Plan process and move concurrently with it in intent, but is separate and will be adopted separately. The Neighborhood Plan recommends protection for the character of the community. The Map Amendment process will identify the type and level of protection and produce written guidelines.

MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM

Property Name: Lincoln Park Historic District Inventory Number: M: 26-15
 Address: _____ Historic district: X yes no
 City: _____ Zip Code: 20850 County: Montgomery
Rockville
 Property Owner: Multiple Tax Account ID Number: _____
 Tax Map Parcel Number(s): _____ Tax Map Number: _____
 Project: CDBG Rehabilitation Agency: Montgomery County/CDBG

Agency Prepared By: Eileen McGuckian and Candy Reed

Preparer's Name: _____ Date Prepared: _____

Documentation is presented in: MHT Inventory Form M: 26-15

Preparer's Eligibility Recommendation: X Eligibility recommended _____ Eligibility not recommended

Criteria: X A B X C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes Listed: yes

Site visit by MHT Staff yes X no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Lincoln Park Historic District is significant as one of the earliest and most highly-developed black communities in Montgomery County. The area which is roughly bounded by Stonestreet Avenue on the west, Lincoln Avenue on the south, Frederick Avenue on the north, and Horner's Lane on the east was founded by William Wallace Welsh, a Union veteran who platted the 8-acre subdivision in 1891. Welsh sold 1/4 acre lots to blacks for \$80 and the area grew briskly in the 1890s through the first decades of the 20th century. In 1935, Lincoln High School was constructed on the corner of Lincoln and Stonestreet Avenues. It is the oldest remaining high school building and only junior high school building constructed for black students in Montgomery County. Lincoln Park was annexed to Rockville in the 1950s.

Most of the 19th century and early 20th century buildings consist of simple, frame, vernacular two-story houses. Also included within the district are the Gothic Revival Mt. Calvary Baptist Church, the brick school building, and a community cemetery.

(The boundaries defined above need to be refined through a site visit. The actual NR boundaries would probably be smaller. Eileen McGuckian was consulted and was certain that there was an eligible district within this area.)

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended _____

Criteria: X A B X C D Considerations: A B C D E F G

MHT Comments:

Elizabeth Hannold
Reviewer, Office of Preservation Services

Friday, December 13, 1991

Date

Ron Andrews
Reviewer, National Register Program

Tuesday, December 17, 1991

Date

ACHS SUMMARY FOR

1. Name: Lincoln Park

2. Planning Area/Site Number: 26/15 3. M-NCPPC Atlas Reference: Map 15
Coordinate H-11

4. Address: East of B & O Railroad Tracks
Rockville, Md.

5. Classification Summary

Category <u>District</u> Ownership <u>private</u> Public Acquisition <u>N/A</u> Status <u>occupied</u> Accessible <u>no</u> Present use <u>park; private residence;</u> <u>religious</u>	Previous Survey Recording <u>MNCPPC</u> Title and Date: <u>Historic Sites Inventory</u> <u>1976</u> Federal State <u>x</u> County <u>x</u> Local
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6. Date: late 19th century 7. Original Owner: William Wallace Welsh

8. Apparent Condition

a. good b. altered c. original site

9. Description: This is a mostly residential area that contains a mixture of housing types. Building material is most often frame, although there are a number of modern brick structures.

Probably the best group is situated on Horner's Lane opposite Southlaw Lane. The focal point here is Mt. Calvary Baptist Church, a Gothic Revival building with some sophisticated details. Immediately south of the church are two frame dwellings; one has a gable facade with inset open porch on the second story, the other is L-shaped with three-bay main facade, brick foundation, open Victorian porch, and stamped patterned tin roof material.

Other notable buildings are 302 Lincoln Avenue, a three-bay two-story detailed brick row house; 327 Lincoln, a three bay by two bay, cross gable 2½ story house with German siding and open porch; 319 Lincoln, a small two bay by one bay, 2½ story stuccoed house; 615 Douglass, with hipped roof and porch; Lincoln high School; and the Fishermen's Cemetery at Horner's Lane a Frederick Avenue.

10. Significance: Lincoln Park is one of the first real estate ventures in Montgomery County intended for sale to blacks.

To Rockville in 1865 came William Wallace Welsh, a former Hyattstown resident and Union soldier. By 1884 he had saved enough to open his own business, a general store near the railroad tracks. In 1891 he purchased 8.06 acres at \$100 per acre, buying another 7.1 acres the following year. He subdivided the property into quarter-acre lots, and sold them to blacks for \$80 each.

By the time of Welsh's death during WW I, most lots had been sold, and about 30 houses had been constructed, among them rental units belonging to Welsh. Fourteen pre-1920 structures remain. Workers from Lincoln Park were employed on surrounding farms, on the railroad or mills or in town, and at large homes and hotels in Rockville. The community was bound by friendship, blood, and marriage. The children attended a segregated 2-room school. The black churches and fraternal and social organizations served the area and cemetery was begun in 1917.

Lincoln Park was enlarged by several additions and subdivisions. The first black high school in the County was opened here in 1935. Lincoln Park became part of the City of Rockville in 1949, enabling them to acquire City water and sewer, paved streets, and recreational facilities.

11. Researcher and date researched: Sharyn Duffin/June 1979 Michael Dwyer/Eileen McGuckian
Arch. Desc.

12. Compiler: Eileen McGuckian 13. Date Compiled: 10/79 14. Designation: Approval _____

15. Acreage

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Lincoln Park

AND/OR COMMON

2 LOCATION

STREET & NUMBER

East of B & O Railroad Tracks

CITY, TOWN

Rockville

VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Multiple Owners

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE.
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

☐ FEDERAL ☒ STATE ☒ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a mostly residential area that contains a mixture of housing types. Building material is most often frame, although there are a number of modern brick structures.

Probably the best group is situated on Horner's Lane, opposite South-lawn Lane. The focal point here is the Mt. Calvary Baptist Church, a Gothic Revival building with a number of sophisticated details. The building is now covered with a modern, yellow-tile type of brick veneer. The central entrance is in the east gable facade. The door is flanked by slim pilasters, and narrow stained glass windows. Above the door is a large circular stained glass window. Immediately south of the church are two frame dwellings. The first of these (606 Horner's Lane) is a white, two-story, gable-facade structure, with an inset open porch at the upper level. There is a rail with turned posts here. There is a central chimney. South of this, also facing east, is a two-story house with an A-roof and clap-board siding (604 Horner's Lane). It sits on a brick foundation and has a three-bay main facade, with the door in the north-end bay. An open Victorian porch crosses the front. A two-story ell extends to the rear (north). The chimneys are stove-types, and the roof is covered with stamped, patterned tin.

Nearby, at 302 Lincoln Ave., is a three-bay, two-story brick building with a flat roof and interior chimney. (It is now painted pink.) It resembles a detailed row or town house, such as those seen in Washington, Baltimore or Laurel. It has a number of ornamental features highlighted by molded brick work, such as in the window arches. The window sills appear to be of stone.

327 Lincoln is a three bay by two bay, cross-gable 2½ story house. The central door with sidelights opens onto a porch with simple vertical detailing. Windows are two-over-two double-hung, and there is a half moon decorative ventilator in the center gable. The walls are covered with German siding capped by a patterned tin roof. There is an interior end chimney in the main block and another in the rear addition. There is a cinderblock and wooden barn behind the house.

319 Lincoln is a small two bay by one bay, 2½ story house. It is frame covered with stucco, and has a gable roof. Windows are six-over-six double-hung, and the front porch has three chamfered posts. There is a two bay by two bay rear addition, and a small one story shed roof addition with chimney. A barn/garage sits behind the house.

615 Douglass is three bays by two bays, 2½ stories with a hipped roof. The house and roof are sheathed in asbestos. There is a porch around two sides of the house, and a small side addition with complementary roof.

Montgomery County's first Negro high school (later junior high school) is located at the corner of Lincoln and Stonestreet Avenues; this brick building is now used by the school's maintenance department.

The Fishermen's Cemetery is located on a hill at the junction of Horner's Lane and Frederick Avenue.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Black History	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES late 19th century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Lincoln Park is significant as one of the first real estate ventures in Montgomery County intended for sale to blacks. The origins of Lincoln Park, therefore, differ from those of earlier black settlements which usually trace their origin to a gift or purchase of land by freed slaves.

Prior to the Civil War, there were few black land owners in the County, and most of these were located in the Quaker Community of Sandy Spring. The majority of Montgomery County black communities were established after the War. By 1880 the Rockville area had five major concentrations of blacks -- on Falls Road, Janetta, along Dover Road, and in Avery near Rock Creek, and in the central part of the Town itself.¹

To Rockville in 1865 came William Wallace Welsh, a former Hyattstown resident and Union soldier. He clerked in John H. Higgins' general store and by 1884 had saved enough money to start his own business. He constructed a store near the railroad tracks and employed a number of blacks. Some of Welsh's employees and regular customers were to become early residents of Lincoln Park.

Welsh purchased 8.06 acres of land at \$100 per acre from Chandler Keys in 1891,² and another parcel of 7.1 acres from the estate of Mary Dodd the following year.³ Welsh subdivided the 8.06 acre parcel into 53 lots (each approximately 50' by 200' and sold them for \$80 each. The first sale came in May 1891. The Dodd property was platted the following year as "The First Addition to Lincoln Park".⁴

By 1904 over two-thirds of the Welsh property had been sold, many purchasers buying two or more contiguous lots. By 1920 fewer than 30 houses had been constructed in Lincoln Park, among them at least seven rental units belonging to Welsh; 14 pre-1920 structures remain.

Many of the men worked on surrounding farms, on the railroad, at Hickerson's mill, at Welsh's store, or as skilled craftsmen. The women were domestics in the large homes in the West End and in the hotels which accommodated weekend and summer guests from Washington. The community was bound by friendship, blood, and marriage. The children attended a segregated two-room school. Two black churches were available nearby, as were a number of fraternal and social organizations.

In 1906 Lincoln Park was extended north and east to include what was known as the Griffith tract.⁵ Part of this tract was purchased by the Order of Galilean Fishermen in 1917 for use as a cemetery;⁶ this fraternal order provided disability and death benefits for its members, and buried its dead here. It is still in use.

(Continued on Attachment Sheet A)

CONTINUE ON SEPARATE SHEET IF NECESSARY

Lincoln Park

The Griffith property was sold between 1910 and 1926. After Welsh's death during the influenza epidemic during World War I, his widow sold all but one of the remaining lots. By 1926 virtually all of Lincoln Park was under black ownership.

In 1926 Harrison L. England, a white landowner, platted "England's Second Addition to Lincoln Park" into 186 lots,⁷ and for the next 40 years sold vacant lots and then lots with houses on them. England's Addition more than doubled the area of Lincoln Park and established the present boundaries. (England also developed "Croydon Park", an adjacent community for whites.)

In 1935 the Montgomery County Board of Education moved an abandoned building from Takoma Park to use as Lincoln High School. As a result, for the first time black students in Montgomery County were able to attend school beyond the seventh grade without having to go into Washington, D.C. Black students from all parts of the County were bused to Lincoln. In 1950 Carver High School opened in Rockville, and Lincoln was used as a junior high school until its closure in 1958.

Residents of Lincoln Park in 1949 petitioned the Mayor and Council of Rockville for incorporation into the City, and this was accomplished by spring of that year. In the 1950s streets were paved, houses were attached to the water system, and curbs and gutters were provided to Lincoln Park. Multiple-family housing was constructed in the 1950s and 1960s, and recreational facilities have been added.

Lincoln Park today is a low-to-moderate income, predominantly black, community of approximately 320 households. Most of the residents own their own homes. The community remains close-knit and basically intact physically.

FOOTNOTES:

1. Hopkins Atlas (1879; U.S. Census (1880).
2. Land Records of Montgomery County, Md., JA 23/193 (February 3, 1891).
3. Ibid., JA 33/265 (1892).
4. Ibid., Plats B34 and B35.
5. No plat has been found, but deeds refer to one filed November 17, 1906
6. Land Records, op. cit., 264/199 (June 12, 1917).
7. Ibid., Plat 342 (October 1926).

9 MAJOR BIBLIOGRAPHICAL REFERENCES

U.S. Census Records
Land Records of Montgomery County, Md.
Duffin, Sharyn, "Lincoln Park Historic District", prepared for
The Afro-American Institute for Historic Preservation and
Community Development (February 1978).
Hopkins Atlas, 1879
CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

The community is bordered by the B & O tracks to the west, an industrial zone and a gas field to the north, Southlawn Industrial Park on the east, a residential area on the southeast, and another industrial zone on the southwest.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Sharyn Duffin

Michael Dwyer/Eileen McGuckian
Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

June 1979

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

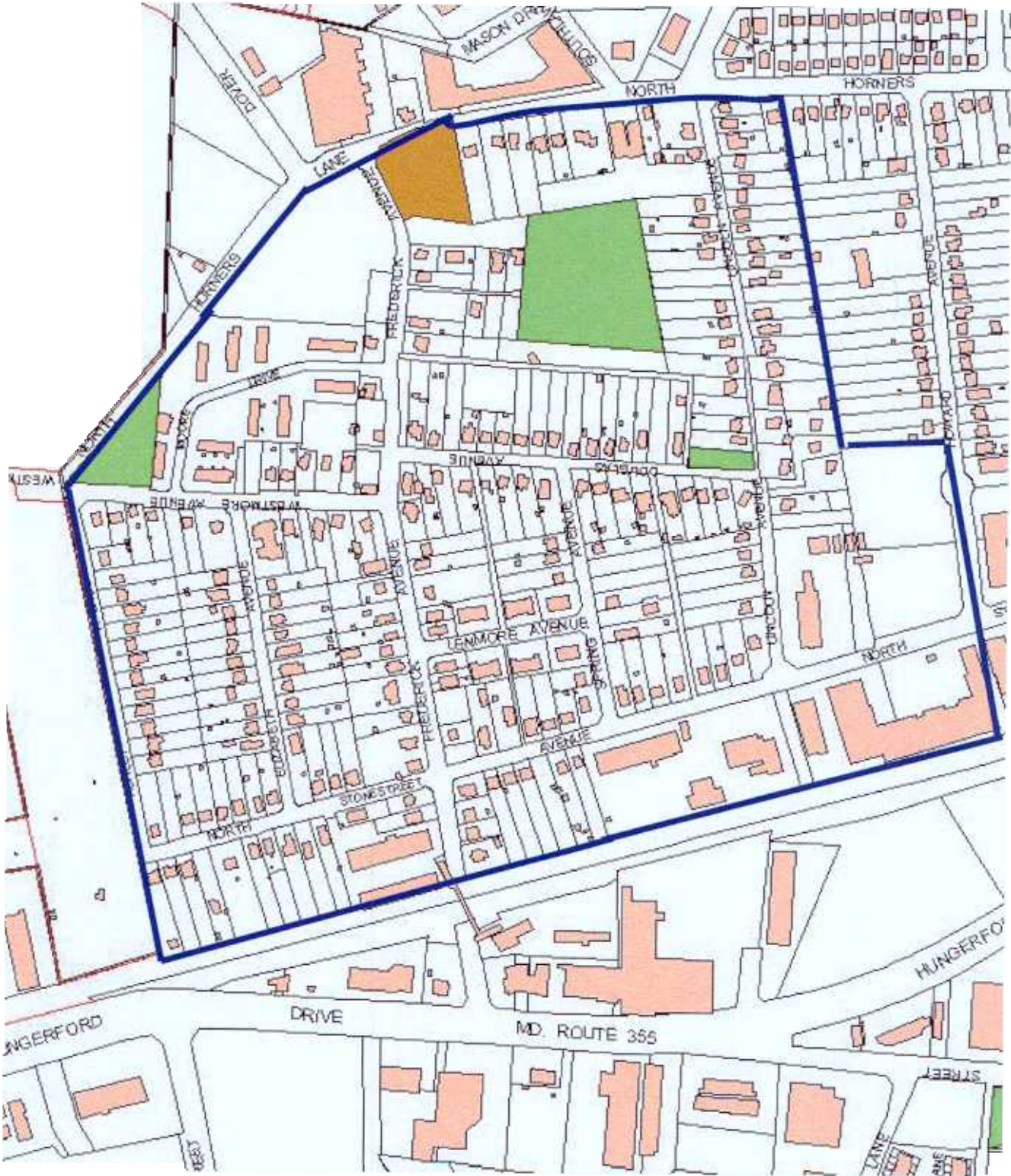
STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



Proposed Lincoln Park Map Amendment View Area VI Preservation Strategies

Chapter 3: HISTORIC PRESERVATION

GOAL: Protect the physical and cultural heritage of the Lincoln Park Neighborhood utilizing historic preservation principles and tools.

Objectives

1. Identify the historic resources and characteristics of Lincoln Park that serve as visual and physical reminders of its people, themes, and contributions to the neighborhood, city, and county's development.
2. Preserve, protect, and maintain the cultural, physical, and environmental integrity of historic resources and characteristics in Lincoln Park.
3. Develop and encourage programs that lead to the appreciation of Lincoln Park and Rockville's history and sites, and encourage heritage tourism.

Introduction

Lincoln Park was under the jurisdiction of Montgomery County until July of 1949. Until its annexation into Rockville it lacked sanitary sewers, storm water sewers, clean water service, hard surfaced roads and other public amenities. Lincoln Park and several other largely African-American communities near Rockville such as Haiti were closely allied with the City as a labor force from the days of slavery and after emancipation in 1863. Lincoln Park is not the oldest black or African-American settlement area in present day Rockville, but it is the only subdivision in Rockville and Montgomery County that was laid out in residential lots and platted for sale to African-Americans.

History of Development in Lincoln Park

During its history, Rockville evolved from a small agricultural village to a county seat, to a bedroom community for the federal government, and most recently to a commercial destination and high-technology employment center. For much of its early history, racial segregation was the societal norm. African Americans were often prohibited by legal covenants as well as by social custom from purchasing houses and property in predominantly "white" communities. Land that was available for sale to African Americans was often marshy, unproductive, or less desirable for residential development or agriculture. Persons perceived as descending from Africans were confined to employment in low-paying labor and service occupations, limiting household income. These societal factors influenced the location of African-American communities and also the built environment in those communities.

Within the town limits of Rockville, the African American residential and commercial area was along North Washington Street and Middle Lane. The Middle Lane area was low, marshy ground and bisected by a small creek called Monkey Run. Houses in this area were vernacular tidewater or two story structures long after the Colonial period ended.

This trend continued with the location of five African American families in the Horners Lane area before 1879 and the subsequent adjacent subdivision of Lincoln Park in 1891. Both were sited in an area with a high water table and many springs, and therefore less desirable for agriculture or housing.

The first dwellings built in Lincoln Park were vernacular buildings constructed from locally available raw materials such as fieldstone, hewn logs (timbers), rough-sawn boards, and hardwood clapboards and shingles. Since open fireplaces provided household heat, structures were often small with separate enclosed rooms, which were heated as needed. Heat in sleeping lofts above the main room depended on the fact that heated air rises. No architect was employed, and a property owner would contact a "house carpenter" and describe the type of house and number of floors and rooms to be built on a particular lot and the house would be built. Vernacular houses were the first structures built in Lincoln Park and continued to be built in communities of modest means such as Lincoln Park into the first decades of the 20th Century. All of the examples of log and fieldstone houses in Lincoln Park are now gone or incorporated into larger structures. Several larger farmhouses and one brick urban dwelling are exceptions. Often the builders were local trades and craftsmen.

The advent of home catalogs, and the reasonably priced precut materials with plans enabling the homeowner to build their own home, led to the construction of a number of small bungalows and cottages in Lincoln Park from 1920 through 1945. Many of these homes still exist today. Most were designed with less than 1,000 square feet of living space and have been enlarged over time. In addition to vernacular houses and period catalog styles, many houses in Lincoln Park were built over the years by owners or their builders to suit personal tastes, with stylistic influences ranging from Georgian Colonial to Mediterranean.

Lincoln Park Social and Cultural History

Lincoln Park is of major significance to the City of Rockville and Montgomery County in that it illustrates the social and cultural restrictions of the 19th Century. The major story of Lincoln Park is an investigation into how societal restrictions affected African American families and society and how people overcame these restrictions to form stable families, buy property and build houses, and create a community. In the larger sense, the existing residential lots, streets, and houses are evidence of these successes and the pathway to each individual story.

A comparison of the 1879 Hopkins Map of Montgomery County and the Plat of Lincoln Park and the First Addition to Lincoln Park suggests some overlap of existing African-American properties and the platted subdivisions. The story of Reuben Hill's land purchase in this area is a clue that a strategy had been developed to purchase land with a cooperative buyer and developer, different than what is typically found in other land development patterns.

It is likely that the area that became Lincoln Park was set aside for African American ownership or considered suitable because at least five black families had already purchased land and established homes in the general area by 1879. A year later, Simeon Berry, a white former Confederate soldier, purchased one acre of land from Chandler Keys. Two days later, Berry sold one half of the land to Reuben Thomas Hill (son of Reuben Hill) for \$50. He willed the other half-acre and his personal property to the senior Reuben Hill upon his death in December of 1880. This house is thought to have been a small 1-1/2 story two-room dwelling with a loft, which is incorporated into the present structure at 305 Lincoln Avenue. Berry may have been a straw purchaser for the Hill family. However, the details of this arrangement, the link between the two men and families, and the frequency of this type of transaction, if indeed it was a straw purchase, are not known.

The story of the Hill family in the 19th and 20th Century is illustrative of the restrictions and hardships that African-Americans encountered before desegregation. Reuben Hill (1832-1917) was a slave of the Stonestreet family before emancipation. He was also a Union Army veteran. His wife, Rachel Martin, was a free mulatto woman and thus their children were born free. Reuben and Rachel did not formally marry until 1871 since he was a slave. They purchased land on "Burgundy", east of Horner's Lane after their marriage, and are one of the five African-American families shown on the 1879 Hopkins Atlas map. Their oldest child was Reuben Thomas Hill, born in 1856.

Reuben Hill Sr. and his son, Reuben Thomas Hill, a sexton for Christ Episcopal Church and a carpenter, later owned the property left by Simeon Berry. It is believed that Reuben Thomas Hill expanded the house to its present configuration after his father's death in 1917. He, in turn, left it to his two daughters, Edith Manley and Leola Williams, and to his grandson Carlisle Blair Hill, who was named after two families allied by marriage, the Carlisle and Blair families. The original lot was reduced in size in the 20th Century. Carlisle Blair Hill was raised at 305 Lincoln Avenue by his two aunts and eventually inherited the property. The family exhibited its pride in its role as one of the founding families of Lincoln Park and its stewardship and ownership of the oldest existing house in the community in the obituary of Carlisle Blair Hill in 1986, which stated that Mr. Hill was "the owner of a historic house in Rockville." Upon Carlisle Blair Hill's death, the house was left to Norma Hill Duffin of Lincoln Park. It has since been sold out of the Hill family.

One goal of a cultural history of Lincoln Park is to determine if the same pressures and restrictions on African Americans and land ownership that brought about the Hill's circuitous land ownership would apply to an entire subdivision. Was the creation of

Lincoln Park initiated through the African American community through a sympathetic white man of means, William W. Welsh? By whatever means, it was rare to find a residential subdivision for sale to African Americans in Maryland and the only known instance in Montgomery County.

Lincoln Park Subdivision History

The land that became Lincoln Park was a rural area in 1890, but strategically located close to major roads, the railroad, and the Town of Rockville. The residents and owners probably practiced subsistence farming and gardening and earned cash to purchase items they could not produce.



Reuben Hill and others of African American descent purchased land in this area before Lincoln Park was created. Five households were shown on the 1879 G.M. Hopkins *Map of Montgomery County*: Reuben Hill, S.R. Williams, P. Powers, Mary Festus, and Susan Hebburn. Major England was the largest white property owner. These properties and families should be researched to find their relationship to the later community of Lincoln Park.

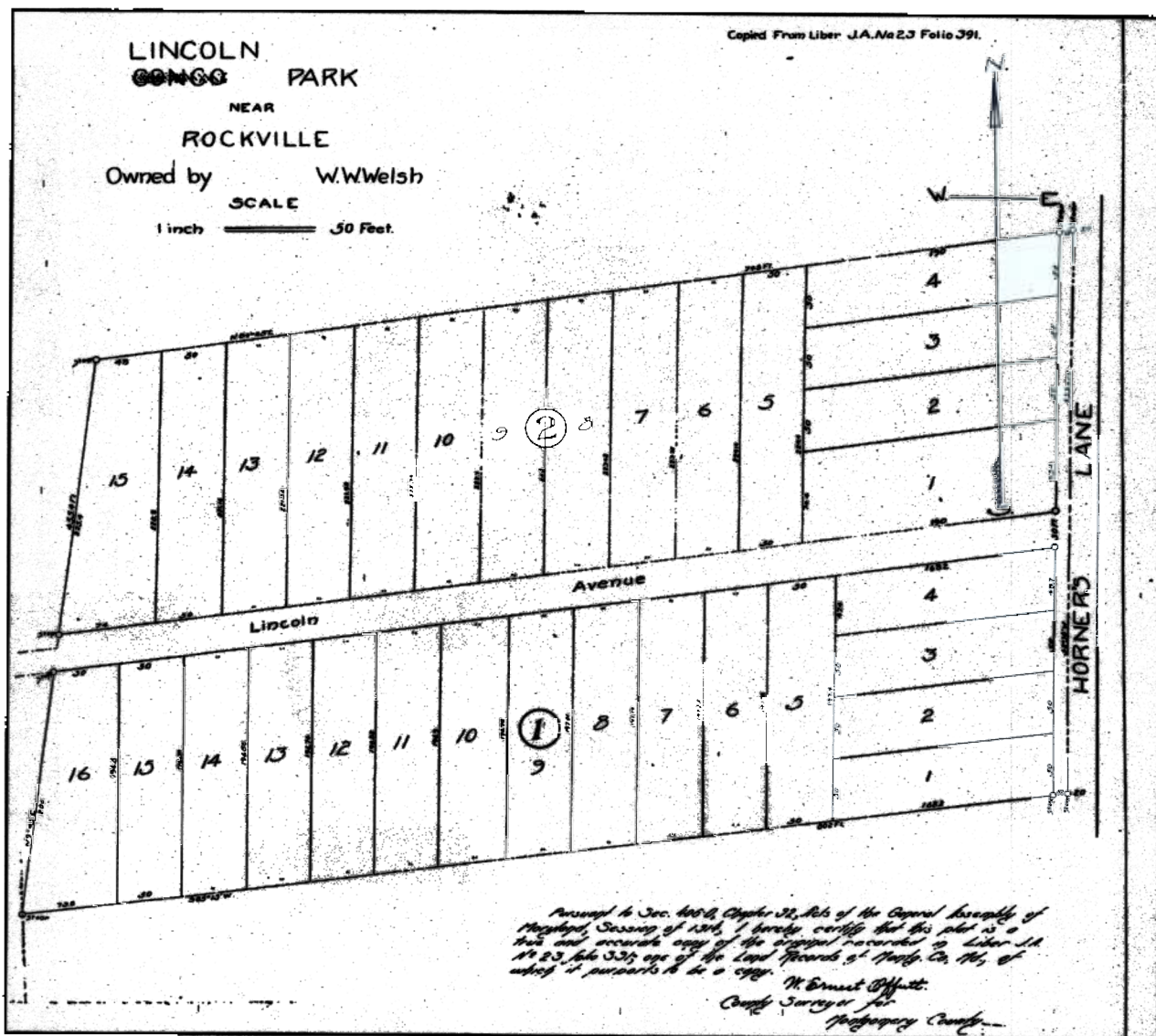


Figure 12. Lincoln Park subdivision plat (1891)

In 1890, William W. Welch bought 8.06 acres of "Valentine's Garden Enlarged" at \$100 per acre from Chandler Keys. He subdivided this into two blocks containing 31 quarter-acre lots, 50 feet wide by 200' feet deep, and sold them for \$80 each. Welch, a white man, ran a general store for over forty years in the still-extant structure now known as the Wire Hardware building on Baltimore Road. Some early residents of Lincoln Park were employees and customers of Welch's store.

Block 1 of the original subdivision had four lots fronting onto Horners Lane and 12 lots on the south side of Lincoln Avenue for a total of 16 lots. Reuben Hill's lot was adjacent

to Lot 16 but was not within the Lincoln Park subdivision plat. The house marked as owned by Susan Hebborn (Hebron) on the 1879 Hopkins map may have fallen within the Lincoln Park Plat boundaries. Most Block 1 lots were 50 feet wide by a little less than 200 feet deep, for about 10,000 square feet in area. The length was necessary because no public sewer or water was available. Septic drainage fields or dry earth fast toilets were utilized, along with wells for water.

Block 2 had four lots fronting onto Horners Lane, with Lot 1 being larger and possibly the original site of Mary Festus' house. There were 11 lots on the north side of Lincoln Avenue. These lots were 50 feet by about 220 feet, or approximately 11,000 square feet each in land area. These lots were still small, but allowed for families to grow produce and fruit trees, chickens and perhaps a few pigs. Several families may have purchased more than one lot. There were no zoning setback regulations in Montgomery County and none added as property covenants. Therefore the streetscape varies widely in setbacks, orientation, and size. Many are non-conforming by current zoning standards.



Figure 13. View of lot pattern today along Lincoln Avenue

Harrison England's First Addition to Lincoln Park subdivided a strip of land into two blocks with 22 lots. Douglas Street and seventeen lots were created north of Lincoln Avenue and one block of 5 lots was sited on the north side of Lincoln Avenue. There was an alley behind all lots. The alley was entered from Douglas Street. Solomon Williams owned a strip of land east of the First Addition.

The 130-acre Second Addition to Lincoln Park was platted by Harrison England in 1926.¹ It continued the First Addition subdivision adding blocks three through nine with a total of 184 lots. It created Ashley Avenue, Elizabeth Avenue, Frederick Avenue,

¹ Montgomery County Land Record L/f 998/196, (Feb. , 1922) Henrietta W. Griffin and others to Harrison L. England.

Spring Avenue and Lincoln Avenue. These lots were more varied in square footage but maintained the 50-foot lot width. Alleys were provided at the rear of the lots.

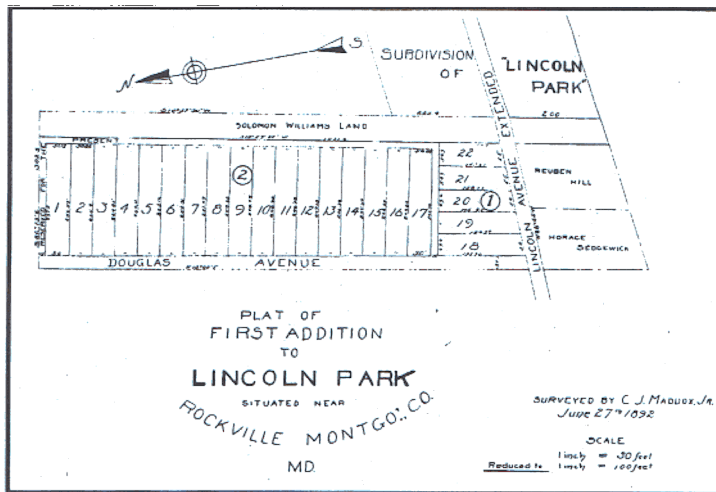


Figure 14. First Addition to Lincoln Park subdivision plat

bungalows and houses built after 1930. Due to the slow building and development of the area, the significant resources are intermingled with later infill of the 1950s to the present. However, the significance of Lincoln Park does not depend primarily on architecture. It is derived from the cultural, social, and economic factors that shaped the community and are visible in the buildings' location, setbacks, size and shape. The history of the community can be read in part through the maps and a lot and block plan of the existing community.

Significance

Lincoln Park and the First Addition have several outstanding vernacular and designed architectural resources built in the last decade of the 19th Century and the first decades of the 20th Century. The Second Addition was platted after 1926 and is primarily mail order

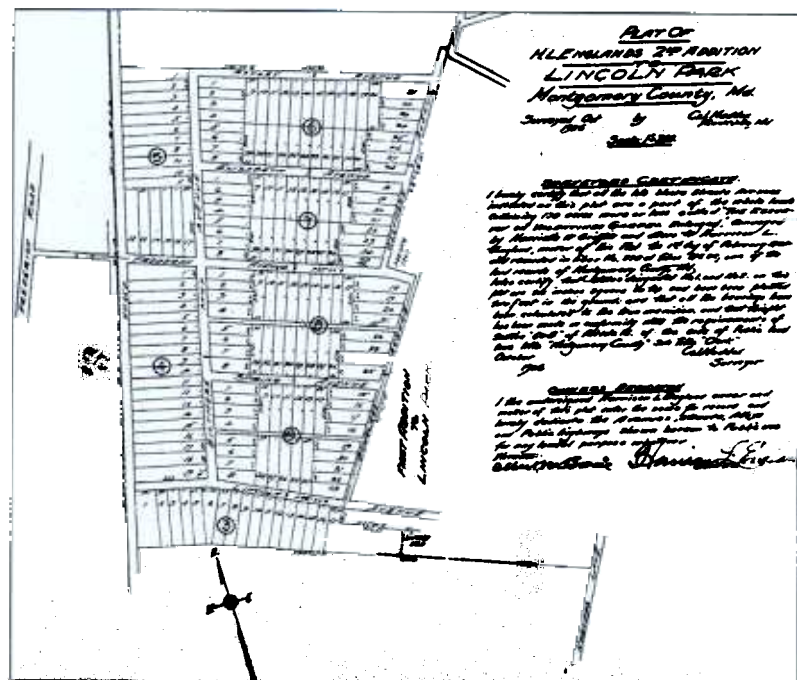


Figure 15. Second Addition to Lincoln Park plat

History and Authority of Historic District Zoning

Efforts to preserve historic resources in Rockville relied primarily on private initiatives until 1966 when the Mayor and Council established the Historic District Commission (HDC). The HDC is composed of five commissioners appointed by the Mayor for three-year terms. Commissioners must be qualified through education, knowledge, training, or demonstrated interest in fields such as history, preservation, architecture or urban

design. The HDC is charged with recommending areas that meet the criteria for historic districts. The Annotated Code of Maryland establishes five purposes for historic designation that have been adopted by Rockville. They are:

Safeguarding the heritage of Rockville by preserving districts that reflect cultural, social, economic, political, or architectural history;
 Stabilizing and improving property values within these districts;
 Promoting the use and preservation of historic districts for the education, welfare, and pleasure of the residents of Rockville;
 Fostering civic beauty; and
 Strengthening the local economy.

Historic district zoning is implemented through a sectional map amendment to the official City zoning map. Historic District (HD) zoning is an overlay zone defining specific historic sites and districts that reflect the cultural, social, economic, political, or architectural heritage of the City of Rockville. The underlying zone and use does not change. Only the Planning Commission or Mayor and Council may initiate sectional map amendments to implement Historic District zoning

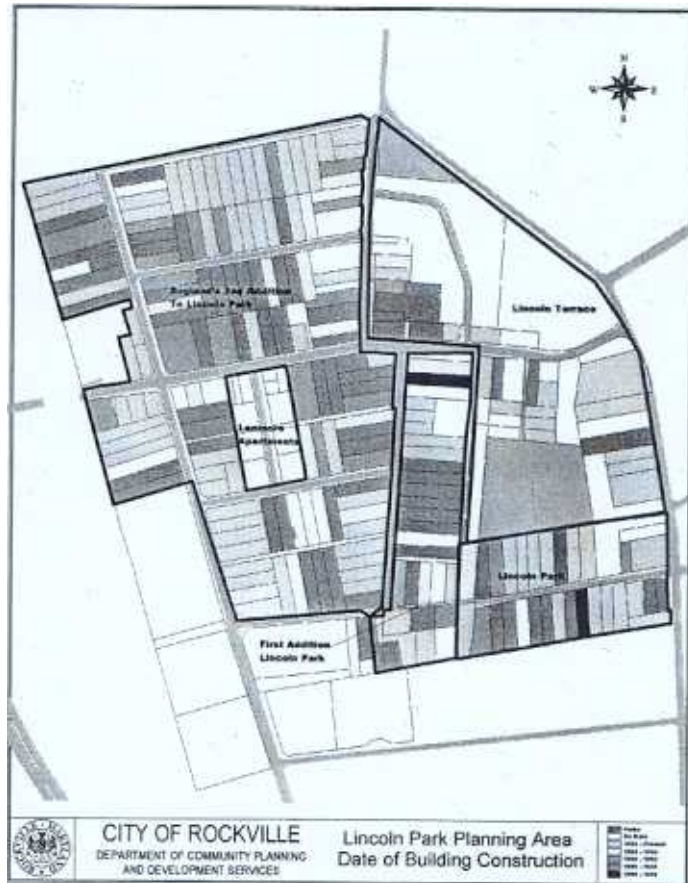


Figure 16. Time of Construction in Lincoln Park

Preservation of Lincoln Park through Historic District Zoning

National Register listing and a tiered system of a designated local historic district that incorporates the best features of a neighborhood conservation district are recommended to achieve the preservation goals for Lincoln Park.

The boundaries of the Lincoln Park Historic District would include the entire Lincoln Park Planning Area and adjacent portions of the Town Center and East Rockville Planning Areas. The historic subdivisions of Lincoln Park (1891) England's First Addition to Lincoln Park (1892) and England's Second Addition to Lincoln Park (1926) are included as well as a portion of the "Resurvey of Valentine's Garden Enlarged" and

“Ashley”, that is the present day Galilean Fisherman Cemetery, Westmore Avenue and the Lincoln Terrace community on Moore Drive. All of the Lincoln High School Historic District should be included. The proposed district also includes the Montgomery County Board of Education School Warehouse complex on North Stonestreet Avenue, which is recommended for redevelopment as residential property, as well as Lincoln Terrace, also slated for redevelopment. These areas will have separate design standards derived from the Neighborhood Plan in place when designated to ensure compatibility with the adjacent historic district and residential neighborhoods.

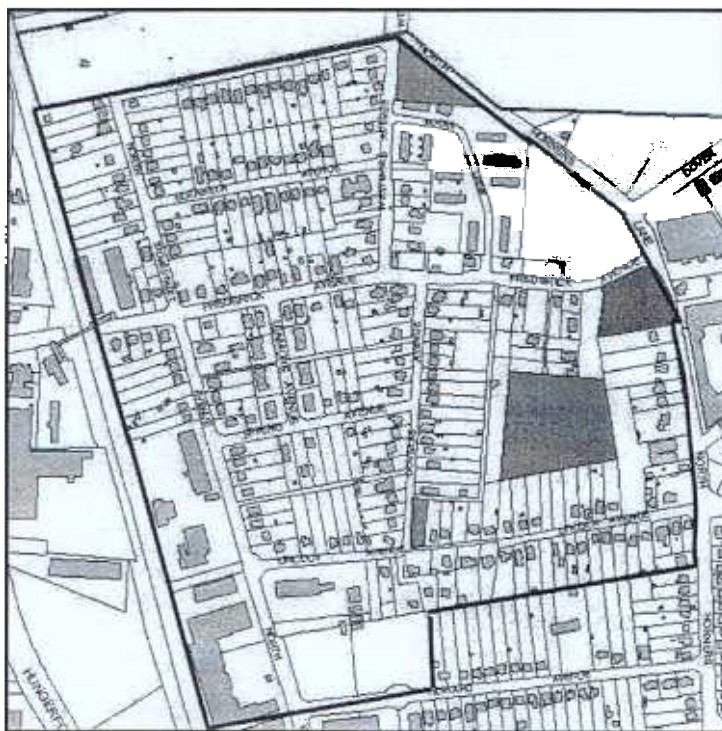


Figure 17. Proposed Historic District boundary

Portions of Lincoln Park were determined to be eligible for the National Register by the Maryland Historical Trust in 1991. The community qualifies as a National Register district primarily for its cultural and social history, as well as for the remaining architectural examples. National Register listing does not carry a local design review component, but does render properties eligible for local, state, and federal tax benefits and easement donations if the property owner elects to participate in these programs.

A City of Rockville local Historic District would be designated as well, with the main purpose being the protection of the overall character of Lincoln Park and its streetscapes. This district would characterize all

architectural resources and areas as either (1) a landmark site, (2) contributing to the character of the district, or (3) out of period/non-contributing. All properties would be subject to design review to maintain community character but the design standards would be less stringent for out of period and non-contributing sites. Landmarks and contributing sites would be eligible for tax credits, while the non-contributing sites would not be eligible. This method incorporates the best features and benefits of a neighborhood conservation district while not being overly restrictive for non-contributing properties. The overall design guidelines will be tailored to maintain streetscapes and overall character of the neighborhood. Guidelines for landmark and contributing structures would consider maintenance of the character of the structure as well. The non-contributing site guidelines will concentrate on additions, infill buildings, and demolitions using guidelines set by the staff and community. It can establish lists of allowable materials, setbacks, lot coverage and other details. A larger historic district

would allow tax benefits to be used by more owners than would be allowed in conservation districts, which are not eligible for tax benefits and easements.

Additional Historic Preservation Tools for Neighborhood Stabilization

Although zoning is used to define lot size, the building envelope (height, setbacks) and density of a parcel of land, it does not bring building materials, design elements, or preservation of surrounding neighborhood character into the permitting process. Historic preservation defines these factors as existing characteristics to be preserved. Therefore, for neighborhood preservation, historic preservation methods and processes are the best vehicle to analyze existing communities and blend with overall zoning to produce an effective plan to stabilize, strengthen and preserve the character of the neighborhood.

The method starts with an accurate inventory and assessment of the resources or individual sites with photographs. Paired with a developmental history of the area, areas that represent developmental periods can be identified as cohesive areas of character. There are four basic tools that can be used alone or combined to suit the individual community and goals.

National Register of Historic Places Listing is honorary with no design review required unless federal funds or permits are involved. The National Register of Historic Places recognizes districts, buildings, structures, objects, and sites for their significance in American history, archeology, architecture, engineering, or culture, and identifies them as worthy of preservation. Under federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that there is no Federal involvement. Established by the National Historic Preservation Act of 1966, the National Register is a program of the U. S. Department of the Interior, National Park Service, and is administered at the State level by the Maryland Historical Trust. Owners of properties listed in the National Register may be eligible for financial assistance for historic preservation projects, including Federal investment tax credits for rehabilitation.

Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. These tax credits can be combined with state and local tax benefits.

National Register listing does not require design review except when tax benefits or other benefits are sought. However, most local jurisdictions, including the City of

Rockville, require design review for local districts. One of the best ways to keep the look and feel of a neighborhood is through a local district and design review process.

Local Historic Districts

"Local historic districts are areas in which historic buildings and their settings are protected by public review. Historic district ordinances are local laws that are adopted by communities using powers granted by the state. Historic districts comprise the city's significant historic and architectural resources. Inclusion in a historic district signifies that a property contributes to an ensemble that is worth protecting by virtue of its historic importance or architectural quality." - City of Cambridge, Massachusetts.

The City of Rockville has adopted designation criteria based on the criteria for placement on the National Register of Historic Places: historical, cultural, architectural, and design significance. Archeological sites are also eligible. Structures representing architectural styles, periods, and methods of construction that have particular significance to Rockville are given special attention. Integrity of workmanship and materials are considered. There are no date restrictions, although federal regulations require review of structures that are 50 years of age or older when federal or state funds are utilized.

If the site is found to meet one or more of the adopted criteria, the level of site significance (local, state or national) is determined and the condition of the structure and site is evaluated. Single site historic districts are held to a higher standard than contributing sites in a historic district that overall exemplifies a particular period of history or development. After designation, any exterior changes to the property must be approved by the Historic District Commission through design review.

Conservation Districts: Historic designation is no longer the only option available to communities wishing to preserve and maintain the characteristics of their older neighborhoods. Beginning in the 1980s, overlay conservation districts were enabled by ordinance in many jurisdictions. These districts also seek to conserve and maintain the existing character of buildings, but generally utilize a lesser degree of regulation than is embodied in historic preservation laws. Historic District Commissions generally review details and elements such as materials, porch repair, window replacement, or siding replacement. Conservation districts may only require review of new construction, demolition, additions to buildings and rely on community approved design guidelines for the details.

Easement Donation: Easements are executed by the property owner and are used to gain financial advantages from a property while preserving the environmental setting. A preservation easement is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource and provides assurance that the property's intrinsic character and values will be preserved by subsequent owners. An entire historic structure or just the facade or interior may qualify. Under the terms of an easement, a

property owner grants a portion of, or interest in, the property rights to an organization whose mission includes historic preservation. Once recorded, an easement becomes part of the property's chain of title and usually "runs with the land" in perpetuity.

If certain criteria are met the owner also can receive a Federal income tax deduction equivalent to the value of the property interest given away to a charitable or governmental organization and the donor may also benefit from reduced property assessments and reduced estate taxes. IRS criteria include documentation that the building is a "certified historic structure," and listing in the National Register is the fastest way to meet that requirement.

An easement is a particularly useful historic preservation tool in several respects:

- First, it allows an individual to retain private ownership of the property and obtain potential financial benefits without sale.
 - Second, an easement binds not only the current owner, but future owners as well, ensuring that the property will be maintained and preserved.
- Third, easements are tailored to meet the needs of the property owner, the individual resource, and the mission of the protecting organization.

Historic Districts And Sites In Lincoln Park

There are currently two sites in the Lincoln Park neighborhood that are designated City of Rockville Historic Districts.

Lincoln High School Historic District (established 1989)

Lincoln High School is located on four acres on North Stonestreet Avenue between Lincoln and Howard Avenues. Lincoln High School is of unusual importance both to the history of Rockville and to the development of a black educational system within the Montgomery County public school system. Built in 1934, it is the oldest remaining high school and junior high building that served black students in Montgomery County. It is also one of the few surviving examples of institutional architecture styles of the mid-1930s.

Reuben Hill House (established 2002)

The Reuben Hill house is located on 8,276 square feet of land at 305 Lincoln Avenue. It is a single site (Landmark) Historic District. The home of Reuben Hill and Carlisle Blair Hill was occupied by four generations of the Hill family, one of the pioneer families in the community. One of the oldest surviving and intact structures in Lincoln Park, the original four room vernacular dwelling house was constructed in 1880 before the subdivision of Lincoln Park was created. Additions and improvements to the original house were done about 1917 and all modifications since that time are considered reversible. The house is a large prosperous house and not typical of the modest

vernacular houses and rental properties built in the early years of Lincoln Park and Montgomery County.

A number of sites in Lincoln Park were inventoried and photographed in 1986 as a single sheet "windshield" survey. In 1993, a community history and architectural survey were completed, which resulted in an exhibit and community history of Lincoln Park. The collected research and oral histories are extant.

Four sites have been researched and recorded on Maryland Historical Trust (MHT) Historic Sites Inventory forms, including:

The Cooke House – 1894-95, 302 Lincoln Avenue
Lincoln High School – 1935, Stonestreet and Frederick Avenue
Reuben Hill House – 1880, 305 Lincoln Avenue
Harriss House and Hicks Barber Shop – ca. 1940, 311 Lincoln

There are no properties listed in the National Register of Historic Places located in Lincoln Park.

Survey Initiative for Lincoln Park

The survey of Planning Area 6 will include the development of a context, which will identify themes specific to East Rockville's history, based on the *Standards and Guidelines for Architectural and Historical Investigations in Maryland*, developed by the Maryland Historical Trust. Possible themes include African-American social and cultural histories, slavery, the subdivision process, developers, City annexation process, Community planning efforts that focus on infrastructure and connections, architecture, social history and transportation. Historic research of these themes, the evaluation of individual buildings, and an assessment of archaeological potential will be undertaken. Survey forms for individual properties will include photography and architectural descriptions. An outline of the process is as follows:

1) Survey Initiative for Lincoln Park

a) Goals

- i) Collect data and provide evaluation of historic resources
- ii) Assess archaeological potential
- iii) Review Lincoln Park neighborhood and determine eligibility for potential historic designation.

b) Process

- i) Staff survey – Historical research, field survey of individual properties, data collection and analysis
- ii) Public Meetings – Providing input on boundaries, individual sites, and design guidelines

c) Product

- i) Context – The historical overview of the project area
- ii) Themes: Agricultural origins to early subdivisions, subdivision and developers, annexations into the City of Rockville, Architecture, community planning and development (infrastructure, connections), social history, transportation.
- iii) Survey – Property by property field survey, including deed research on selected properties
- iv) Design Guidelines
- v) Boundary Recommendations

2) Proposed Schedule

- i) Staff time
- ii) Public meetings

Recommendations

- Protect Lincoln Park's physical and cultural heritage and encourage future community stability through historic preservation tools.
- Perform in-depth historical and architectural survey of Lincoln Park as needed.
- Select historic preservation and planning tools to achieve Master Plan goal.
- Recommend boundaries for one or a combination of the following: National Register District(s) and sites; local historic district[s]; and/or Neighborhood Conservation Districts.
- Prepare nomination form(s) for selected preservation projects.
- Publish educational materials for public distribution, including brochures, historical plaques, maps and histories.

Benefits of Local Historic Districts

- Local districts protect the investments of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.

- Local districts encourage better design. It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.

- Local districts help the environment. Historic district revitalization can, and should, be part of a comprehensive environmental policy.

- The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.

- A local district can result in a positive economic impact from tourism. A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas as a way to attract tourist dollars makes good economic sense.

- The protection of local historic districts can enhance business recruitment potential. Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.

- Local districts provide social and psychological benefits. A sense of empowerment and confidence develops when community decisions are made through a structured participatory process rather than behind closed doors or without public comment.

Excerpted and adapted from *Maintaining Community Character: How to Establish a Local Historic District* by Pratt Cassidy. National Trust for Historic Preservation. 2000.